

WASHINGTON COUNTY COMMISSION
MEETING MINUTES
OCTOBER 5, 2010

The Regular Meeting of the Board of the Washington County Commission was called to order by Chairman James J. Eardley at 4:00 p.m. on October 5, 2010, in the Commission Chambers, Washington County Administration Building, St. George, Utah. Those in attendance were Commission Chairman James J. Eardley, Commissioner Alan D. Gardner, Commissioner Dennis Drake, Deputy County Attorney David L. Patterson, and Deputy County Clerk Christine Hall.

Washington County Administrator Dean J. Cox was excused from the meeting.

The Spectrum was represented by Brian Ahern at the meeting.

Commissioner Drake led the Pledge of Allegiance.

AGENDA

CONSENT AGENDA:

The Consent Agenda is a means of expediting routine matters which come before the Commission for approval. The Consent Portion of the agenda is approved by one (1) non-debatable motion. If any Commissioner wishes to remove an item from the Consent Portion of the agenda, then that item becomes the first order of business on the regular agenda.

- Consideration of Auditor Approved Claims for Payment for September 22, 2010, through October 5, 2010
- Consideration of Regular Commission Meeting Minutes of September 7, 2010
- Consideration of Administrative Adjustments: Personal Property (attached)
- Consideration of Applications for Property Tax Deferral: Judith Young, Serial Number LV-107-C-3
- Consideration of Approval of Memorandum of Understanding on Behalf of Washington County, A Member of the Rural Public Lands County Council / Robert K. Weidner, FY 2011

ACTIONS OF THE WASHINGTON COUNTY PLANNING COMMISSION
MEETING / 09-28-10

Conditional Use Permit Extension: Request permission to locate an office trailer, gas storage, and porta-potties near an approved staging area for pipe storage yard for UNEV Pipeline on Two (2) acres of the Bowler arena property in Veyo. Sterling Construction Management, LLC / Monte Kester, Business Development Agent.

This item was tabled at a previous meeting to allow the applicant time to meet the site plan requirements for a site drawing and review from the NW Fire District and community council. Steve Haluska indicates that they have required the applicant to install an emergency fuel shut-off valve and require that standby fees be paid for commercial use, which will be \$205 for this year. This is the second (2nd) conditional use, whereas the applicant previously showed there was a need for a staging area in the County and the ideal location is the Bowler property in Veyo, which was previously used by IPP, Kern River and UNEV Pipeline. There is a lease agreement with Carl Bowler for the period of one (1) year on an annual basis. In order to have electricity for the office trailer they have submitted a second (2nd) Conditional Use Permit on the Bowler arena property approximately one-half mile east of the previously approved staging area. Building Official Kurt Gardner has completed an onsite review of the containment area and reviewed updated photos for the commission.

The Planning Commission unanimously recommended approval to locate an office trailer, gas storage, and porta-potties in Veyo, for a period of one (1) year.

Plat Amendment: Consider plat amendment for Lava Ridge Subdivision Amended II, to split Lot Six (6) into Two (2) lots, hereafter known as Lots 6A and 6B, 4.814 acres, Section 31, T39S, R16W, SLB&M, generally located along 500 North in Veyo. Trudy Thurgood, applicant, and Mike Purdy, agent.

The applicant has submitted an amended plat, and public notice was given that the Washington County Land Use Authority would hold a hearing on this subdivision plat, which meets the requirement of the Zoning Ordinance for at least one (1) acre parcels. The rest of the subdivision is to remain the same as shown on the original recorded plat. The applicant has submitted will-service letters on power, phone, and water and has a letter of septic feasibility from the Southwest Utah Public Health Department.

The Planning Commission unanimously recommended approval of the plat amendment for Lava Ridge Subdivision Amended II.

Washington County Planner Deon Goheen said that the plat amendment above should be considered separately on the Regular Agenda, as it requires a separate motion.

MOTION: Motion by Commissioner Drake to Approve the Consent Agenda, with the exception of the Plat Amendment for Lava Ridge Subdivision Amended II, which shall be removed from the Consent Agenda and considered on the Regular Agenda. Motion seconded by Commissioner Gardner and carried by unanimous vote, with Commissioners Eardley, Gardner, and Drake voting aye.

REGULAR AGENDA ITEMS FOR CONSIDERATION:

Ms. Goheen said that the applicant is cleaning up a problem in the plat and will re-sell this second (2nd) lot. They do have culinary water, additional septic, will-serve letters from power, phone, and gas, and the plat amendment was approved by the Planning Commission subject to meeting the subdivision ordinance requirements, which have been met.

MOTION: Motion by Commissioner Gardner to Approve the Plat Amendment for Lava Ridge Subdivision Amended II, to split Lot Six (6) into Two (2) lots, hereafter known as Lots 6A and 6B, 4.814 acres, Section 31, T39S, R16W, SLB&M, generally located along 500 North in Veyo. Motion seconded by Commissioner Drake and carried by unanimous vote, with Commissioners Eardley, Gardner, and Drake voting aye.

VOLUNTEER OF THE MONTH / LINDA SAPPINGTON AND CAROL HOLLOWELL:

No presentations were made today.

PURCHASE REQUESTS: NONE

CONSIDERATION OF RESOLUTION NO. R-2010-1492, A RESOLUTION AMENDING THE TIME DEADLINE FOR DESIGN TO PRINT, INC., TO FINANCE THE BOND ALLOCATION

Commissioner Gardner said that this applicant sent a letter, received a few days ago by the Commission Office, to withdraw his request to extend his time deadline. The money will revert back to the State of Utah.

MOTION: Motion by Commissioner Drake to Dismiss Resolution No. R-2010-1492, A Resolution Amending The Time Deadline For Design To Print, Inc., To Finance The Bond Allocation. Motion seconded by Commissioner Gardner and carried by unanimous vote, with Commissioners Eardley, Gardner, and Drake voting aye.

CONSIDERATION OF RESOLUTION NO. R-2010-1493, A RESOLUTION AUTHORIZING AND APPROVING THE WASHINGTON COUNTY/ST. GEORGE INTERLOCAL AGENCY, WASHINGTON COUNTY, UTAH (WCIA) TO RELEASE A PORTION OF THE PROPERTY ORIGINALLY PLEDGED AS COLLATERAL FOR THE WCIA'S OUTSTANDING LEASE REVENUE BONDS, SERIES 2003 AND VARIABLE RATE LEASE REVENUE REFUNDING BONDS, SERIES 2007; AUTHORIZING AND APPROVING THE EXECUTION OF CERTAIN RELEASE DOCUMENTS AND RELATED DOCUMENTS; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO

**THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS
RESOLUTION; AND RELATED MATTERS**

MOTION: Motion by Commissioner Gardner to Adopt Resolution No. R-2010-1493, A Resolution Authorizing And Approving The Washington County/St. George Interlocal Agency, Washington County, Utah (WCIA) To Release A Portion Of The Property Originally Pledged As Collateral For The WCIA's Outstanding Lease Revenue Bonds, Series 2003 And Variable Rate Lease Revenue Refunding Bonds, Series 2007; Authorizing And Approving The Execution Of Certain Release Documents And Related Documents; Authorizing The Taking Of All Other Actions Necessary To The Consummation Of The Transaction Contemplated By This Resolution; And Related Matters. Motion seconded by Commissioner Drake and carried by unanimous vote, with Commissioners Eardley, Gardner, and Drake voting aye.

PUBLIC WORKS OR ROAD BUSINESS

No items were presented today.

COUNTY DEVELOPMENT AND PLANNING BUSINESS

No items were presented today.

Request a Closed Session

None.

There being nothing further to come before the Commission, the meeting was adjourned at 4: 28 p.m.

CHRISTINE S. HALL
DEPUTY CLERK

JAMES J. EARDLEY
CHAIRMAN